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Article 2. Districts

Summary: this Chapter establishes the zoning districts for the City of Lafayette, the regulations that apply to each district, and a comprehensive list of uses (the “Use Table”).

⇔ *Technical standards such as how building height and setbacks are measured, how buildings relate to utility easements, development in required setbacks, and development on substandard rights of way, are addressed in **Article 3**.*

89-6 Generally

To promote the public health, safety, morals, and general welfare of the community, the City of Lafayette is divided into the following districts:

District	Cross-Reference	PlanLafayette Future Land Use
“A” Agricultural	89-8	Rural / Agriculture. ⇔ <i>Buffer and building design requirements of Article 4 apply if the area is not zoned.</i>
“RS” Residential Single-Family	89-9	Residential
“RM” Residential Mixed	89-10	Mixed Residential
“MN” Mixed Use Neighborhood	89-11	Transitional Mixed-Use
“MX” Mixed-Use Center	89-12	Mixed-Use Center
“D” Downtown	89-13	Mixed-Use Center
“CM” Commercial Mixed	89-14	Commercial / Office
“CH” Commercial Heavy	89-15	Commercial / Office
“IL” Industrial Light	89-16	Office / Industrial
“IH” Industrial Heavy	89-17	Office / Industrial
“PD” Planned Development	89-18	Any of the above
“PI” Public / Institutional	89-19	Any of the above & Public Park

89-7 Zoning Map

- (a) The boundaries of the zoning districts are shown on a separate instrument referred to as the zoning map of the Lafayette Consolidated Government (LCG). The Official Zoning Map is maintained as an electronic map layer by the LCG Geographic Information Systems (GIS) application maintained by PZD. The official copy of the electronic version of the Official Zoning Map shall be recorded onto permanent media to ensure the electronic information is protected.
- (b) The map, together with all of its notations, references, and other information, is a part of this Chapter and has the same force and effect as if fully set forth or described in the text.

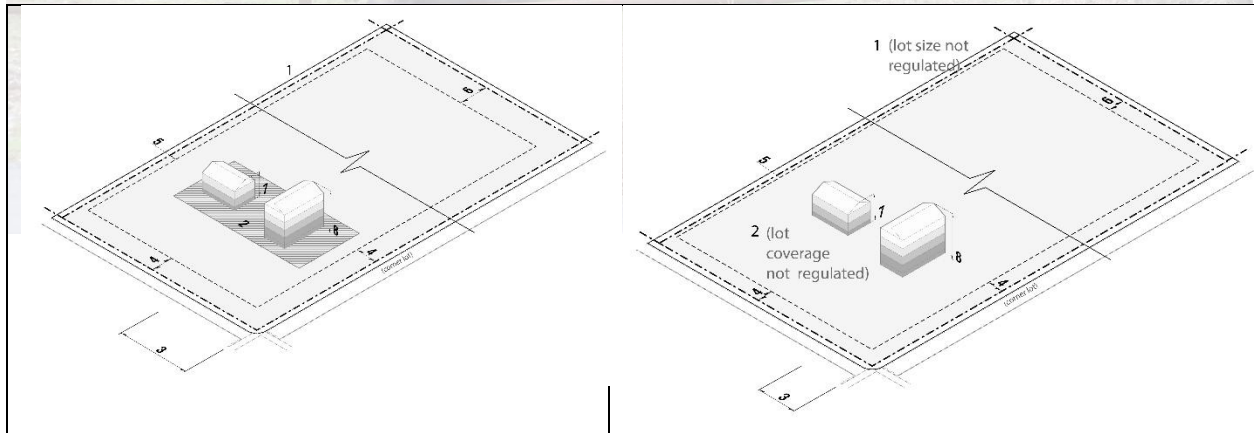
Article 2 Districts | 89-8 “A” Agricultural

89-8 “A” Agricultural

Purpose: the “A” Agricultural district implements the Rural/ Agriculture future land use category of PlanLafayette by creating a district for land that is principally agricultural or natural in character. The area has low residential densities, and commercial areas are small in scale and either buffered from residential uses or integrated with a conservation design development. This district is applied on a voluntary basis at the request of a property owner, or as part of an area plan. Property owners have the option to build on a lot by lot basis, or to use a conservation subdivision option. Unzoned unincorporated areas that are not subject to the “A” district are subject to the landscaping, buffering and screening standards in Article 3.

(a) **Permitted Uses.** See § 89-22.

(b) **Dimensional Standards**



		Option 1	Option 2			Option 1 or 2
Lot Dimensions				Height (structures)		
1	Lot size (<i>min</i>)	20 acres	n/a	7	Residential	2½ stories
2	Lot coverage (<i>max</i>)	2%	n/a	8	Non-residential	4½ stories
3	Lot frontage (<i>min</i>)	100'	50'	9	Accessory structures	n/a
Setbacks (principal buildings)						
4	Front / corner street	30'	20'			
5	Side	10'	5'			
6	Rear	40'	20'			

Notes:

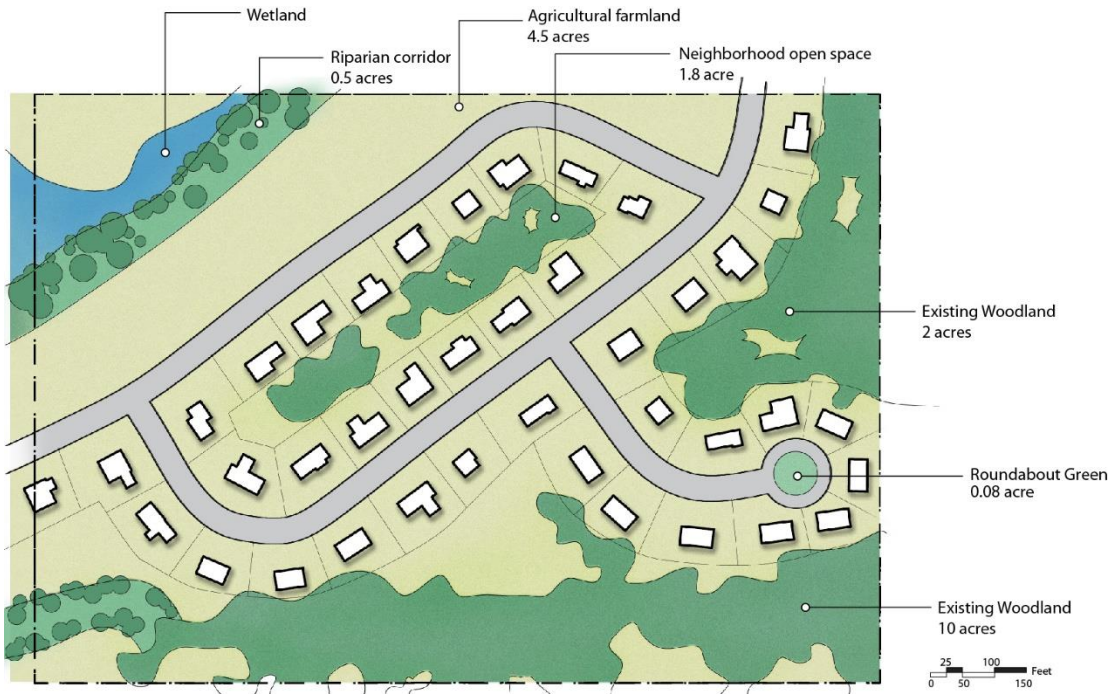
- (1) **Option 1** refers to development on an individual lot, except as provided below. **Option 2** refers to conservation design.
- (2) Lot size, coverage and frontage do not apply to Public/Civic/Institutional uses.

(c) **Conservation Design**

Purpose: a conservation subdivision is a development option that preserves agricultural land, natural resources, and rural character. The standards provide for low development impacts, while providing design flexibility and eliminating standards that would require unnecessary consumption of land. The site characteristics conserve important site features such as open

Article 2 Districts | 89-8 “A” Agricultural

space networks and contiguous woodland habitats adjacent to other existing open space tracts. The site design should encourage connectivity between environmental characteristics of adjacent properties and provide a continuous open space network between the proposed development layout and the adjacent properties. Intermodal trails which provide a link to adjacent properties as an enhancement of recreational opportunities are encouraged. Because the development standards are flexible, development costs per lot are significantly lower than conventional options, and lot yield is typically higher. Conservation street designs are provided in Article 3 of this Chapter.



(1) **Lot Yield.** The number of lots that may be developed under a Conservation Design approach are based on –

- a. A maximum density of **1 dwelling unit per 5 acres**. To maintain design flexibility and to maximize open space and rural character, minimum lot size requirements do not apply, and
- b. The conservation areas provided (see subsection (2), below).

(2) **Conservation Areas**

- a. **Amount.** As a baseline, at least **60%** of the site shall be preserved as conservation areas. This percentage establishes a baseline requirement that is adjusted based on the quality and value of the conservation space, based on conservation units (see below).

1. Determine the number of conservation units within the conservation areas as follows:

Type of Conservation Area <i>(defined in Article 3)</i>	Conservation Units
Woodland	1.15
Floodplain or Wetland (not within a riparian corridor)	1.0
Agriculture land	1.0
Riparian Corridor	1.25
Other	0.9

0.65

- $$C = S * (0.6 \times U), \text{ where}$$

S = site area (prior to subdivision)

b. Excluded Areas. The following areas do not qualify as conservation units:

- c. Agricultural Land.**

- d. Stormwater Management and Septic Areas.**

- A. The area is maintained by the homeowners' association; and

- i. there is no adverse impact to the character of that area of land, such as –

- iii. impairment of water quality, or

- v. the developed area of the site is inadequate to accommodate these facilities.

4. Septic recovery areas may count as part of a conservation area if -

- Lafayette Consolidated Government
- Unified Development Code*
- | 5

Article 2 Districts | 89-9 “RS” Residential Single-Family

- B. designed so that they are visually integrated with the existing landscape.

Examples:



Bioretention area included in common open space (counts toward conservation area)



Typical dry pond (does not count toward conservation area)

(3) Preservation of Conservation Areas. See § 89-38(e).

(4) Continuity of Conservation Areas.

- a. Fragmentation of the conservation area into small, irregularly shaped conservation parcels and lots is prohibited.
- b. Naturally contiguous conservation areas shall not be divided for the sole purposes of obtaining allowable density.
- c. Conservation areas shall connect with existing and potential conservation areas on abutting sites to encourage corridors of compatible site characteristics, unless it is found to be impractical due to topography, spacing or existing natural barriers.

89-9 “RS” Residential Single-Family

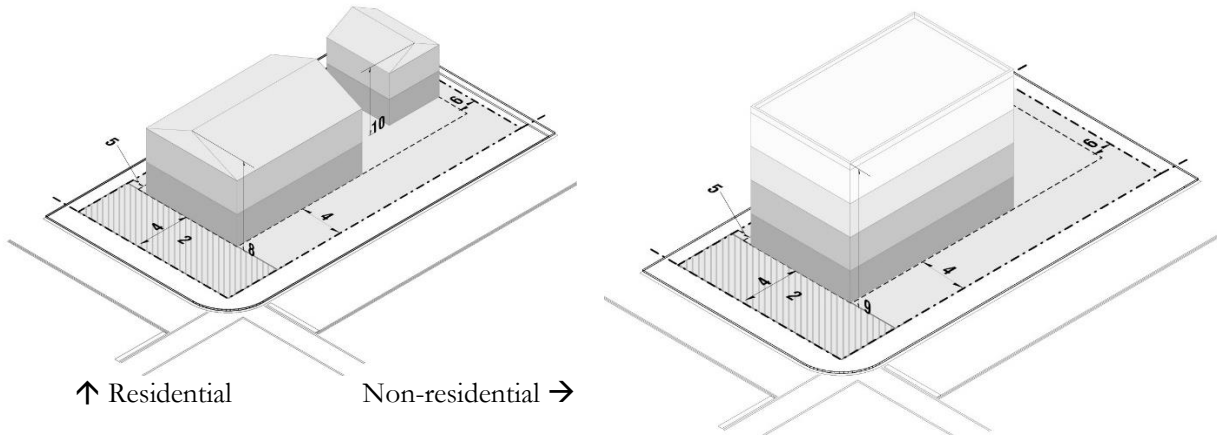
Purpose: the “RS” districts implement the Residential future land use category of PlanLafayette by providing for predominantly detached, single family neighborhoods. The dimensional standards accommodate a variety of densities and lot sizes.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards

Article 2 Districts | 89-9 “RS” Residential Single-Family



Lot Dimensions		RS-1	RS-2	Height (structures)		RS1, RS-2
1	Lot size (<i>min</i>)	7,000 sf	4,000 sf	7	Residential	2½ stories
2	Lot open space (<i>min</i>)	20%	15%	8	Non-residential	4 stories
				9	Accessory structures	2 stories
Setbacks (<i>principal buildings</i>)						
3	Front / corner street (<i>min</i>)	20'	5'			
4	Side (<i>min</i>)	5'	3'			
5	Rear (<i>min, common lot line</i>)	10'	10'			
6	Rear-alley (<i>min</i>)	3'	3'			

⇔ Refer to Article 3 for rules and measurement of building height, lots, and setbacks.

- (1) Required front, side, and rear setbacks must be open space except for required ingress and egress. Open space shall be planted in grass or other plantings.
- (2) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-36).
- (3) Non-residential uses in the RS district are subject to the same standards as residential uses, except as provided in Article 5.

Article 2 Districts | 89-10 “RM” Residential Mixed

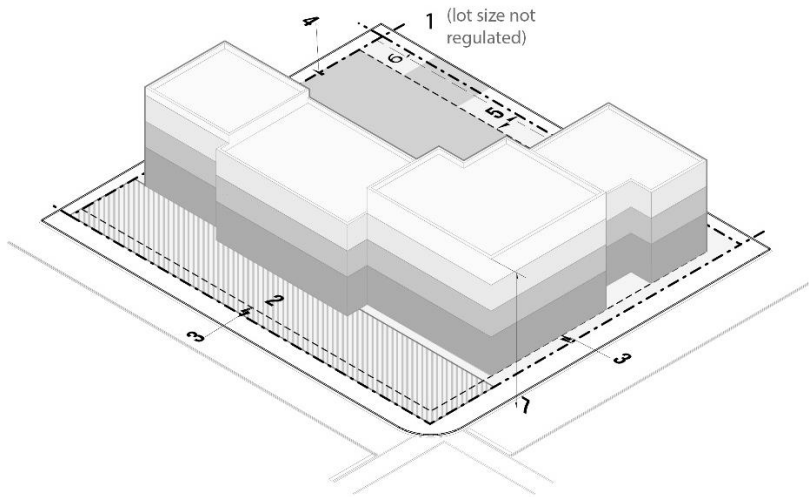
89-10 “RM” Residential Mixed

Purpose: the “RM” districts implement the Mixed Residential and Residential future land use categories of PlanLafayette by providing for a wide range of housing types, from single-family detached units to apartments. The dimensional standards accommodate a variety of densities and lot sizes.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards



Lot Dimensions		RM-1	RM-2	Height (structures)		RM-1	RM-2
1	Lot size (min)	n/a	n/a	7	Residential	3½ stories	5 stories
2	Lot open space (min) ⁽²⁾	20%	15%	8	Non-residential	4 stories	5 stories
				9	Accessory structures	2 stories	2 stories
Setbacks (principal buildings)							
3	Front / corner street (min)	5'	5'				
4	Side (min)	n/a	n/a				
5	Rear (min-common lot line)	10'	10'				
6	Rear-alley (min)	3'	3'				

(1) Maximum Density (dwelling units per gross acre) is as follows:

District Density (max)

Article 2 Districts | 89-10 “RM” Residential Mixed

RM-1	15
RM-2	35

- (2) Lot open space is not required if the overall development has at least 20% open and civic space (see Article 3, § 89-38).
- (3) Building entrances shall face the street or and interior courtyard, except for interior units that are screened from the street by street facing buildings. The rear of buildings shall not face the street.



Article 2 Districts | 89-11 “MN” Mixed Use Neighborhood

89-11 “MN” Mixed Use Neighborhood

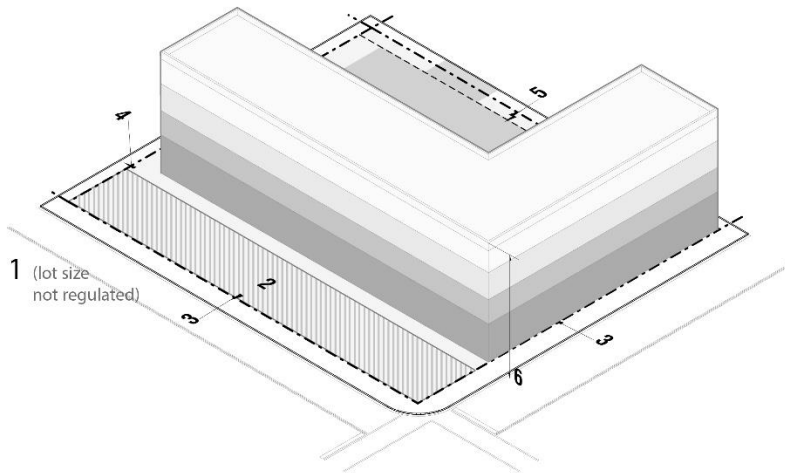
Purpose: the “MN” district –

- implements the Transitional Mixed-Use future land use category of PlanLafayette,
- provides an opportunity to establish neighborhood retail, convenience, service, office, and institutional uses in the Residential and Mixed Residential categories,
- provides a transition between residential areas and more intense commercial corridors, and
- provides opportunities for pedestrian access between residential and commercial areas.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards



Lot Dimensions		MN-1	MN-2
1	Lot size (<i>min</i>)	n/a	n/a
2	Lot open space (<i>min</i>) ⁽³⁾	20%	10%
Setbacks (<i>principal buildings</i>)			
3	Front / corner street (<i>min</i>)	n/a	n/a
4	Side (<i>min</i>)	n/a	n/a
5	Rear-common property line or alley (<i>min</i>)	5'	5'

Height (<i>structures</i>)		MN-1	MN-2
6	Principal uses	4 stories	5 stories
7	Accessory structures	2 stories	2 stories



Article 2 Districts | 89-11 “MN” Mixed Use Neighborhood

- (1) Maximum **density** (dwelling units per gross acre) is as follows. This applies only to mixed-use or to residential uses permitted in the district:

District	Density (max)
MN-1	15
MN-2	35

- (2) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-36).
- (3) Lot open space is not required if the overall development has at least 20% open and civic space (see Article 3, § 89-38).
- (4) In the MN-1 district, goods or merchandise or materials may be stored or displayed outside a building only in a sidewalk frontage zone (see Article 3, § 89-41).
- (5) In the MN-1 district, no sound shall be amplified outside the confines of a building.
- (6) Drive-in and drive-through establishments are subject to Article 3, § 89-26.



89-12 “MX” Mixed Use Center

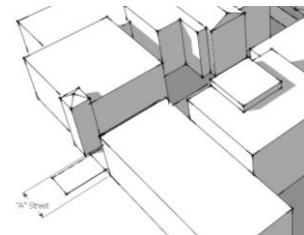
Purpose: the “MX” districts implement the Mixed-Use Center future land use category of PlanLafayette for centers outside of Downtown. This includes a wide range of commercial, institutional and residential uses, and development design and intensity that supports walkable streets and transit.



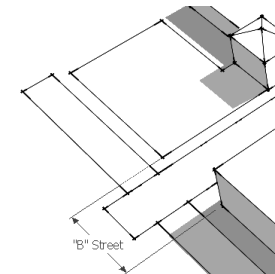
(a) Application

- (1) **Generally.** An MX district is applied either through **zoning designation** or **re initiated by LCG**, or a **property owner-initiated rezoning**.
- (2) **Street Orientation.** To implement the LCG’s design objectives while providing market flexibility, an MX district is divided into “A” Streets and “B” Streets, as follows:

An “A” Street is a street with frontage that is restricted to building types and uses that promote pedestrian activity, and which benefit from pedestrian and/or transit access. A street is classified an “A” Street unless otherwise designated on the Zoning Map or a Concept Plan.



A “B” Street is a street that permits front-loaded surface parking, retail and service uses, and single-story buildings. A “B” designation may be considered an interim designation as part of a phased development plan. The aggregate length of the “B” Streets on a Concept Plan is limited (see subsection (e)(1) below).



- (4) MX Districts / Land Use.**

- a. An MX district includes a Center and Common Open Space, and may be eligible for Supporting Uses on “B” Streets that are designated on the Concept Plan.

(5) **Streets.** An MX district is pedestrian oriented, with street pattern and design that reduces vehicle travel speeds and encourages pedestrian activity. An interconnected network of streets and alleys is required. The MX districts below establish connectivity ratios for each district category (the connectivity ratio is defined in Article 3, § 89-41). Article 3 also establishes street geometric design

Article 2 Districts | 89-12 “MX” Mixed Use Center

standards for MX districts that are varied in size and form to control traffic and give character to the neighborhood, and that typically have smaller street widths.

(b) Permitted Uses.

(1) **Generally.** See § 89-22.

(2) **Mix of Uses.** The minimum and maximum allocation of uses within an MX district is as follows:

Use Category <i>(see § 89-22)</i>	Minimum Floor Area	Maximum Floor Area
Residential / Lodging / Short-Term Rental <i>(includes residential area of Mixed Use Buildings)</i>	n/a	40%
Commercial / Mixed Use <i>(includes non-residential area of Mixed Use Buildings)</i>	60%	n/a
Public/Civic/Institutional		
Industrial / Production	n/a	20%

(c) Dimensional Standards

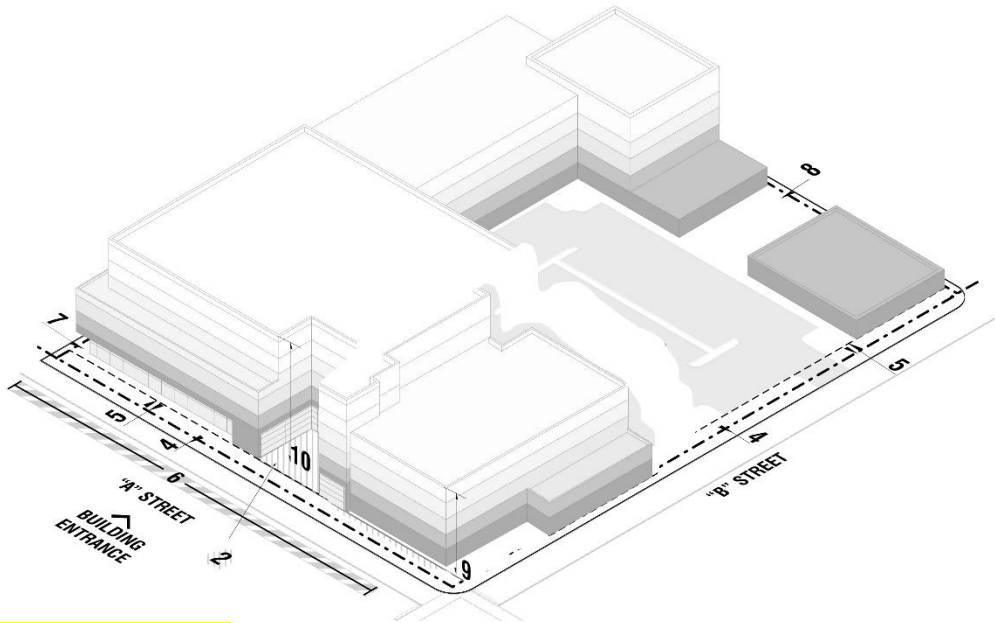
(1) **Generally.** This section establishes dimensional standards for each MX district. These standards are keyed to the Composite Design standards defined in subsections (d) and (e) below. For development that is not subject to a Concept Plan, the LCG may designate the applicable Composite Standards in the zoning designation (e.g., MX-1-A, MX-1-D, etc.).

[DIMENSIONAL STANDARDS FOR MX-1 BEGIN ON NEXT PAGE]



Article 2 Districts | 89-12 “MX” Mixed Use Center

- (2) **MX-1.** MX-1 provides a higher level of density, intensity and design to reflect the more urban character of Mixed-Use Centers in the LCG’s established neighborhoods.

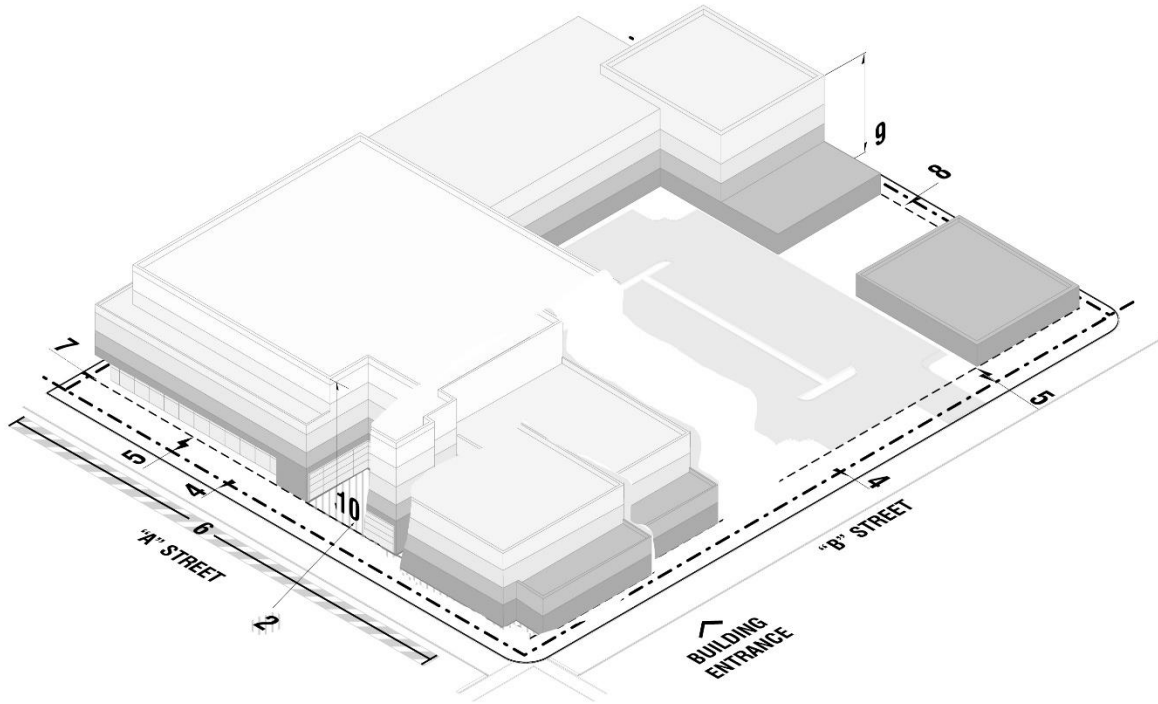


[IMAGE TO BE REVISED]

Building A Site 1		
Lot Development		
1	Location <i>(based on frontage)</i>	“A” Streets
2	Common Open Space <i>(min)</i>	5%
Lot Dimensions		
3	Lot open space <i>(min)</i>	n/a
Setbacks <i>(principal buildings)</i>		
4	Front / corner street <i>(min)</i>	n/a
5	Front / corner street <i>(max)</i>	10'
6	Frontage buildout <i>(min)</i>	90%
7	Side <i>(min)</i>	n/a
8	Rear-alley or common lot line <i>(min)</i>	n/a
Height <i>(structures)</i>		
9	Principal Structure (single use)	5 stories
10	Mixed Use	6 stories
11	Accessory structures	2 stories



Article 2 Districts | 89-12 “MX” Mixed Use Center

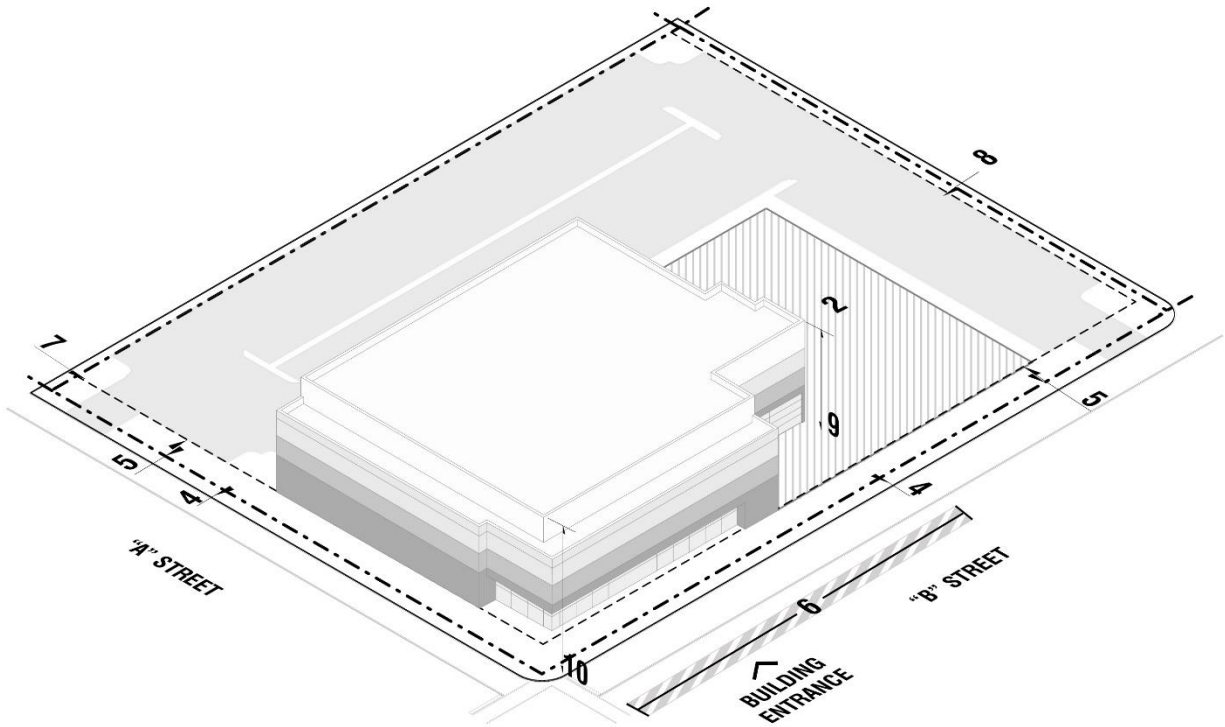


[IMAGE TO BE REVISED]

		Building B Site 1
Lot Development		
1	Location <i>(based on frontage)</i>	“B” or “A” Streets
2	Common Open Space <i>(min)</i>	7%
Lot Dimensions		
3	Lot open space <i>(min)</i>	10%
Setbacks <i>(principal buildings)</i>		
4	Front / corner street <i>(min)</i>	n/a
5	Front / corner street <i>(max)</i>	15'
6	Frontage buildout <i>(min)</i>	90%
7	Side <i>(min)</i>	n/a
8	Rear-alley or common lot line <i>(min)</i>	5'
Height <i>(structures)</i>		
9	Principal Structure (single use)	4 stories
10	Mixed Use	5 stories
11	Accessory structures	2 stories



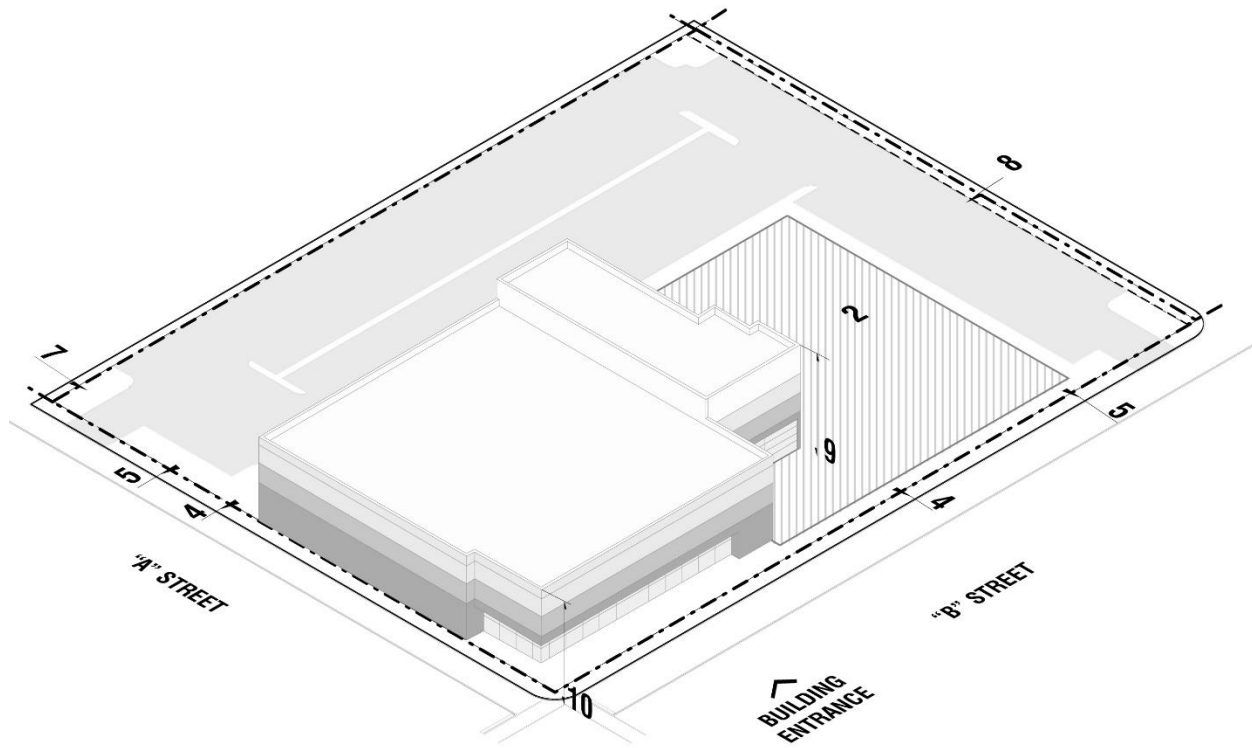
Article 2 Districts | 89-12 “MX” Mixed Use Center



[IMAGE TO BE REVISED]

Building A Site 2		
Lot Development		
1	Location (based on frontage)	"B" Streets
2	Common Open Space (min)	15%
Lot Dimensions		
3	Lot open space (min)	20%
Setbacks (principal buildings)		
4	Front / corner street (min)	n/a
5	Front / corner street (max)	15'
6	Frontage buildout (min)	50%
7	Side (min)	n/a
8	Rear-alley or common lot line (min)	5'
Height (structures)		
9	Principal Structure (single use)	4 stories
10	Mixed Use	4 stories
11	Accessory structures	2 stories

Article 2 Districts | 89-12 “MX” Mixed Use Center



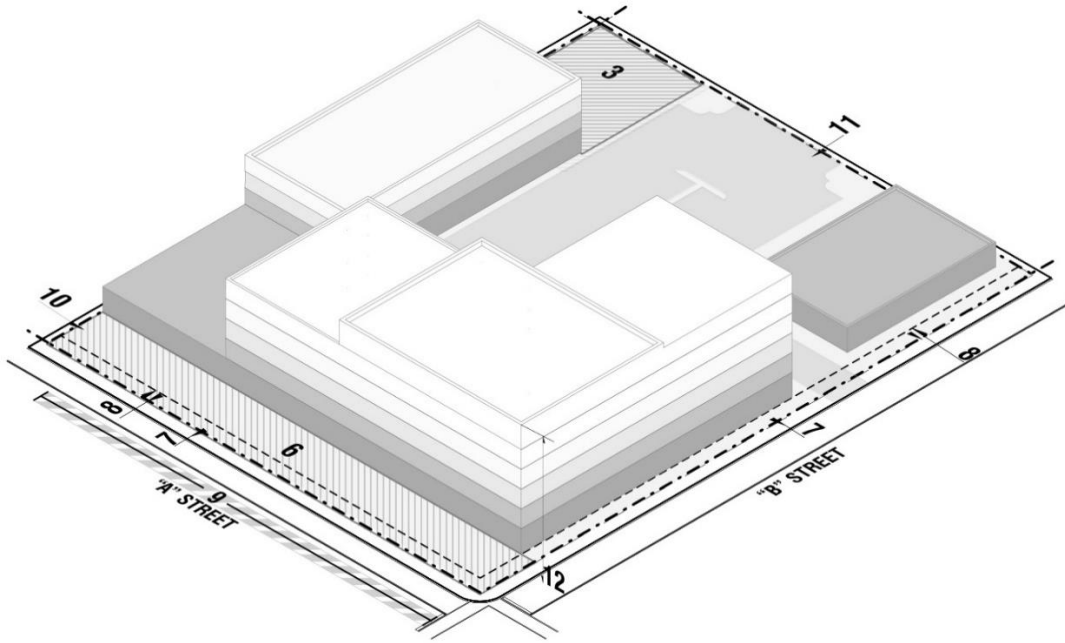
[IMAGE TO BE REVISED]

		Building B Site 2
Lot Development		
1	Location <i>(based on frontage)</i>	“B” Streets
2	Common Open Space <i>(min)</i>	20%
Lot Dimensions		
3	Lot open space <i>(min)</i>	20%
Setbacks <i>(principal buildings)</i>		
4	Front / corner street <i>(min)</i>	n/a
5	Front / corner street <i>(max)</i>	n/a
6	Frontage buildout <i>(min)</i>	n/a
7	Side <i>(min)</i>	n/a
8	Rear-alley or common lot line <i>(min)</i>	10'
Height <i>(structures)</i>		
9	Principal Structure (single use)	4 stories
10	Mixed Use	3½ stories
11	Accessory structures	2 stories



Article 2 Districts | 89-12 “MX” Mixed Use Center

- (3) **MX-2.** MX-2 provides an opportunity for mixed-use development in the edges of the City, or for projects that annex to the City, at a lower scale and intensity than MX-1.



[IMAGE TO BE REVISED]

		(A) Building A Site 1	(B) Building B Site 1	(C) Building A Site 2	(D) Building B Site 2
Lot Development					
1	Location (<i>based on frontage</i>)	“A” Streets	“B” or “A” Streets	“B” Streets	“B” Streets
2	Common Open Space (<i>min</i>)	5%	7%	20%	25%
Lot Dimensions					
3	Lot open space (<i>min</i>)	n/a	10%	20%	20%
Setbacks (<i>principal buildings</i>)					
4	Front / corner street (<i>min</i>)	n/a	n/a	n/a	n/a
5	Front / corner street (<i>max</i>)	10'	15'	15'	n/a
6	Frontage buildout (<i>min</i>)	85%	85%	40%	n/a
7	Side (<i>min</i>)	n/a	n/a	n/a	n/a
8	Rear-alley or common lot line (<i>min</i>)	n/a	5'	5'	10'
Height (<i>structures</i>)					
9	Principal Structure (single use)	5 stories	48'	48'	48'
10	Mixed Use	5 stories	60'	48'	42'
11	Accessory structures	2 stories	30'	30'	30'

(4) Density, Floor Area and Connectivity Ratios

Maximum **density** (dwelling units per gross acre), minimum and maximum **floor area**, and minimum connectivity ratio (see Article 3) for each Building and Site Combination is as follows. The floor area shall be designated in a Concept Plan or contiguous MX designation.

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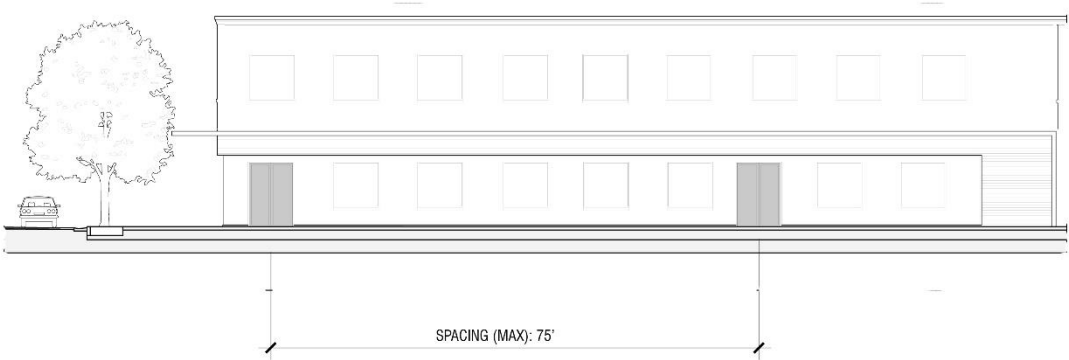
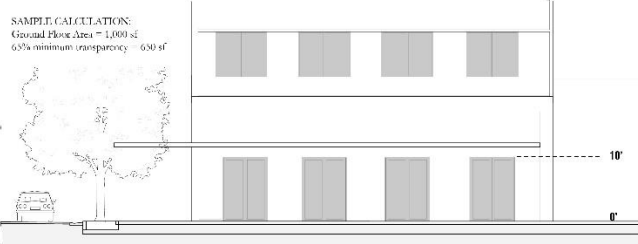
Purpose: This section establishes standards for Class A and Class B buildings, described generally as follows:

Under Plan Lafayette, Class A buildings are the preferred outcome. Class B buildings are allowed in an MX district, but are limited as provided in subsection (c) above.

The maximum building footprint per floor is established in the dimensional standards above. Parking areas or structures may exceed the maximum building footprints when they provide additional setbacks of 15 feet on all sides for all parking uses. Maximum height for parking structures still applies.

Building facades that face or are visible from the public right-of-way or an internal street are subject to the following:

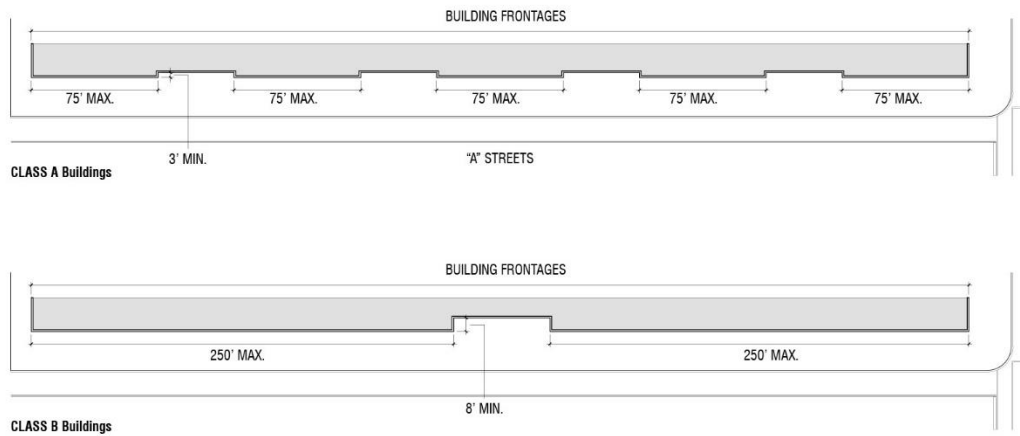
Article 2 Districts | 89-12 “MX” Mixed Use Center

Façade Element	Definition & General Requirements	Class A Buildings	Class B Buildings
	entrance requirements, if any applicable entrance spacing requirements are met.		
	 <p>SPACING (MAX): 75'</p>		
Transparency	<ul style="list-style-type: none"> Transparency means building fenestration which allows ground floor visual access between a building and its uses from the public sidewalk. Transparency may be provided through the use of windows and door glazing, and unobstructed openings in the building facade. Transparency is required as a percentage of the ground story. The ground story is measured horizontally as the linear dimension at the building frontage and vertically from the average public sidewalk elevation to a line 10 feet above the average public sidewalk elevation. Tinted or reflective glass and painted or faux fenestration does not count toward this requirement does not count toward transparency requirements. 	<p>65% (min) on ground story 30% (min) on upper stories</p>  <p>SAMPLE CALCULATION: Ground Floor Area = 1,000 sf 65% minimum transparency = 650 sf</p>	<p>40% (min) on ground story</p>



Article 2 Districts | 89-12 “MX” Mixed Use Center

Façade Element	Definition & General Requirements	Class A Buildings	Class B Buildings
Articulation	<ul style="list-style-type: none"> This section requires a building’s composition to divide into modules that create interest and variety at the ground level. A “plane break” is an interruption in a facade consisting of a horizontal recess or protrusion. Plane breaks must occur for the full height of the ground floor or podium. These can be provided through wall offsets, notches, or projections. The resulting area at the ground level shall be improved as civic space or as an extension of the public sidewalk. Plane breaks shall not exceed the maximum setback. This section establishes the maximum length of a building frontage before a plane break is provided, and the minimum depth of the plane break. 	<ul style="list-style-type: none"> Maximum length without a planar brake: 75’ for building frontages along “A” Streets that are greater than 150 feet in length Minimum depth: 3’ 	<ul style="list-style-type: none"> Maximum length without a planar brake: 250’ Minimum depth: 8’



(e) Site Design

Purpose: This section establishes standards for site design that are divided into Category 1 and Category 2, described generally as follows:

Element	Site Category 1	Site Category 2
Building Placement	Buildings located at or near the sidewalk edge	Buildings may be set back to accommodate parking and landscaping
Parking	Parking is located to the rear or side of buildings in small modules, and is limited in quantity.	Parking set back from the sidewalk edge in landscaped lots, and is sufficient to accommodate current demand.
Pedestrian Circulation	Buildings line the street or are connected by entries or civic spaces. Sidewalks and paths connect to neighborhoods and civic spaces.	Buildings may connect to the street through parking areas and landscaped paths. Sidewalks and paths connect to “A” Streets, civic spaces, or neighborhoods.
Vehicular Circulation	Streets are highly connected, with narrow drive lanes, limited curb cuts, and off-street connections between parcels	Moderate drive lanes, limited curb cuts, and off-street connections between parcels.
Open / Civic Space	Open space is urban in character, and may be planted (such as plazas) or hardscaped (such as courtyards), vegetated (such as parks), or a combination (such as parklets).	Open space is urban or suburban in character, and ranges from buffered walkways to playgrounds in shopping areas.
Landscaping / Buffers	Limited urban landscaping to promote pedestrian orientation and reduce visual impacts of parking.	Landscape buffer adjacent to single-family

Under PlanLafayette, Site Category 1 is the preferred outcome. Site Category 2 is allowed in an MX district, but are limited as provided in subsection (c) above.

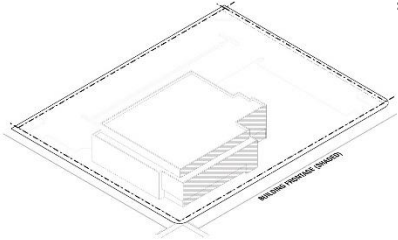
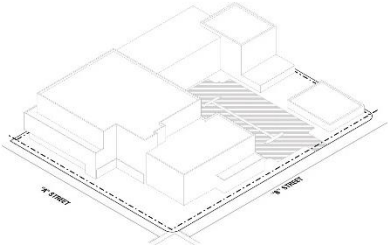
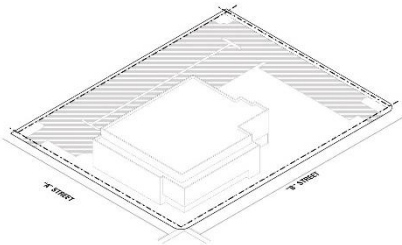
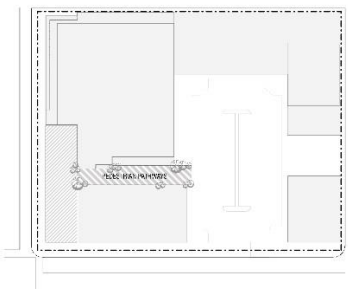
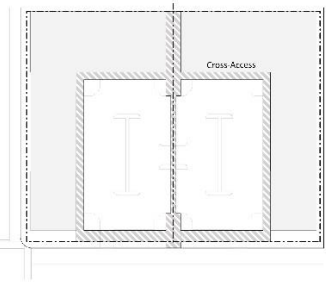
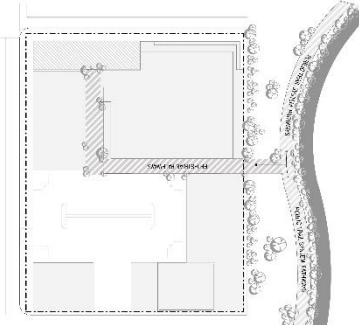


Article 2 Districts | 89-12 “MX” Mixed Use Center

(1) **Limitation.** The aggregate length of the “B” Streets on an application shall not exceed the following total length of all streets within the proposed development:

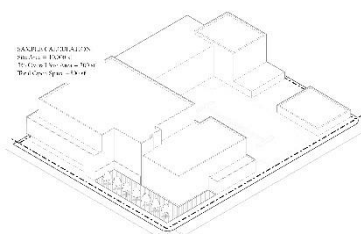
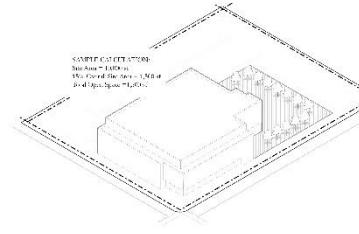
- a. MX-1: 25%
- b. MX-2: 35%

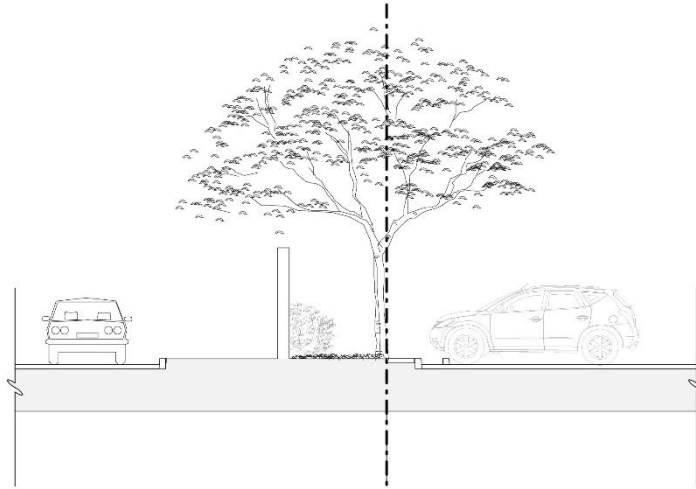
(2) **Site Elements.** The required and permitted elements for Site Categories 1 and 2 are as follows:

Site Element	Definition & General Requirements	Site Category 1	Site Category 2
Building Placement	<ul style="list-style-type: none"> See setback standards in subsection (c), above. 	A relatively high percentage of the frontage is built out, with some exceptions for civic spaces such as courtyards.	Frontage buildout is low or does not apply.
Parking	<ul style="list-style-type: none"> This establishes the location and size of parking areas. The reduced parking ratios established here are in addition to any shared parking reductions in § 89-37. A parking space located on a street is included in the calculation of required parking space if it is adjacent to the building site where the use is located. 	<ul style="list-style-type: none"> Required parking spaces are reduced to 50% of those otherwise required, and are limited to 120% of the required spaces (see § 89-37) At least 85% of the parking spaces must be located to the rear of the principal building, in an interior courtyard, or a shared parking structure. 	<ul style="list-style-type: none"> Required parking spaces are reduced to 50% of those otherwise required (see § 89-37). No maximum applies. Parking may be located between the street and the principal building. Front and interior landscaping requirements apply. 
Pedestrian Circulation	Pedestrian connections include: (see § 89-37 for definitions) <ul style="list-style-type: none"> Pedestrian pathway Cross-access connections Connections to public trail systems 	Front-loaded spaces only Required Required	Required Required Required
			



Article 2 Districts | 89-12 “MX” Mixed Use Center

Site Element	Definition & General Requirements	Site Category 1	Site Category 2			
Vehicle Circulation	<ul style="list-style-type: none">See connectivity ratio in the General Dimensional Standards. A pure grid is not required.	See subsection (c), above Block length (max): 400'	See subsection (c), above			
Open / Civic Spaces	<p>Required open and civic spaces include the following – the table indicates the total amount required and the ratio at which these spaces are counted for compliance with the requirements for the minimum area or ratio of Open or Civic Spaces (<i>see</i> § 89-38 for definitions):</p> <table><tr><td><ul style="list-style-type: none">Natural areasParks or playgroundsGreenwaysWater featuresPedestrian pathwaysBoulevard pathwaysSquares, Plazas or GreensCourtyards, Rotaries or CirclesParklets</td><td><ul style="list-style-type: none">0.7 for bonus0.50.70.50.51.01.01.00.8</td><td><ul style="list-style-type: none">0.5 for required, 1.0 for bonus0.71.00.50.51.00.70.70.5</td></tr></table>	<ul style="list-style-type: none">Natural areasParks or playgroundsGreenwaysWater featuresPedestrian pathwaysBoulevard pathwaysSquares, Plazas or GreensCourtyards, Rotaries or CirclesParklets	<ul style="list-style-type: none">0.7 for bonus0.50.70.50.51.01.01.00.8	<ul style="list-style-type: none">0.5 for required, 1.0 for bonus0.71.00.50.51.00.70.70.5	<p>Total: 5% of overall site area</p> 	<p>Total: 15% overall site area and 5% per lot</p> 
<ul style="list-style-type: none">Natural areasParks or playgroundsGreenwaysWater featuresPedestrian pathwaysBoulevard pathwaysSquares, Plazas or GreensCourtyards, Rotaries or CirclesParklets	<ul style="list-style-type: none">0.7 for bonus0.50.70.50.51.01.01.00.8	<ul style="list-style-type: none">0.5 for required, 1.0 for bonus0.71.00.50.51.00.70.70.5				
Land-scaping	<ul style="list-style-type: none">Standards and definitions are provided in § 89-34.	Not required except for parking frontages. Rear, interior or alley-facing parking areas are exempt.	Required as provided in § 89-34.			



Article 2 Districts | 89-13 “D” Downtown

89-13 “D” Downtown

Purpose: the “D” district implements the Mixed-Use Center future land use category of PlanLafayette. This provides the highest density and intensity in the City and Parish, and preserves its unique character and function.

(a) **Permitted Uses.** See § 89-22.

(b) **Dimensional Standards**

[THIS SECTION IS A PLACEHOLDER. DDA IS PREPARING A DRAFT FOR DOWNTOWN, WHICH WE WILL REVIEW AND INTEGRATE INTO THIS SECTION]



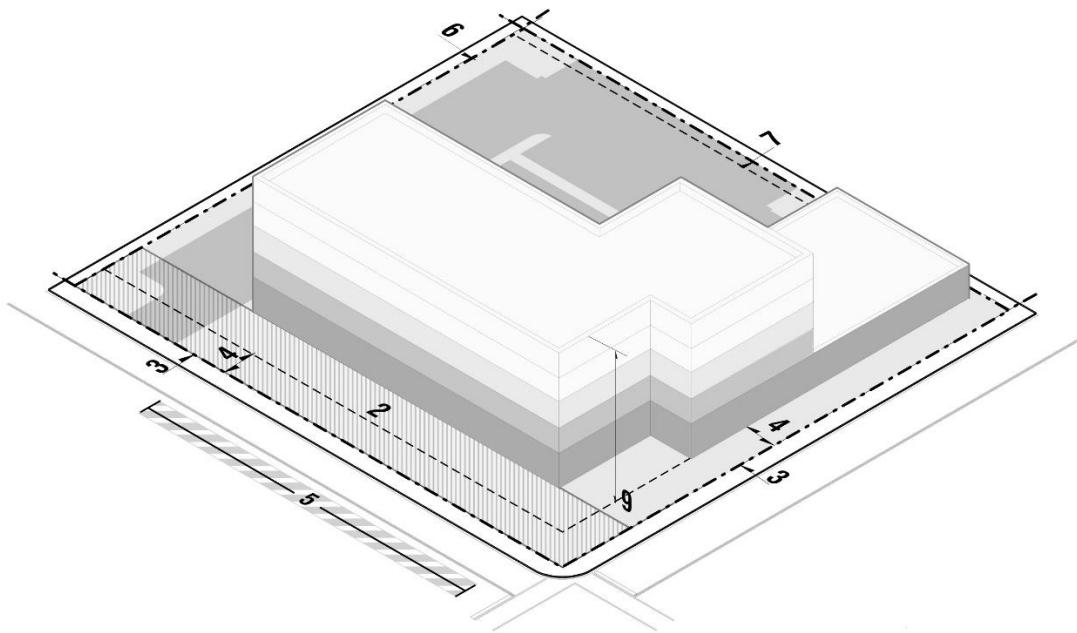
89-14 “CM” Commercial-Mixed

Purpose: the “CM” district implements the Commercial/ Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian friendly design features.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards



Lot Dimensions / Yield	
1 Lot size	N/A
2 Lot open space (<i>min</i>)	15%
Setbacks (<i>principal buildings</i>)	
3 Front / corner street (<i>min</i>)	n/a
4 Front / corner street (<i>max</i>)	15'
5 Frontage buildout (<i>min</i>)	65%
6 Side (<i>min</i>)	n/a
7 Rear-common property line or alley (<i>min</i>)	5'

Height (<i>structures</i>)	
8 Mixed-Use Buildings	5 stories
9 Non-residential	4 stories
10 Accessory structures	2 stories



Article 2 Districts | 89-14 “CM” Commercial-Mixed

- (1) Maximum **density** is 25 dwelling units per gross acre. This applies to mixed-use buildings or to residential uses permitted in the district.
- (2) A building or portion of a building located within 100’ of an RS district may be no more than 35’ or two stories in height.
- (3) In the CM-1 district, goods or merchandise or materials may be stored or displayed outside a building only in a sidewalk frontage zone (see Article 3, § 89-41).
- (4) Drive-in and drive-through establishments are subject to Article 3, § 89-26.



89-15 “CH” Commercial-Heavy

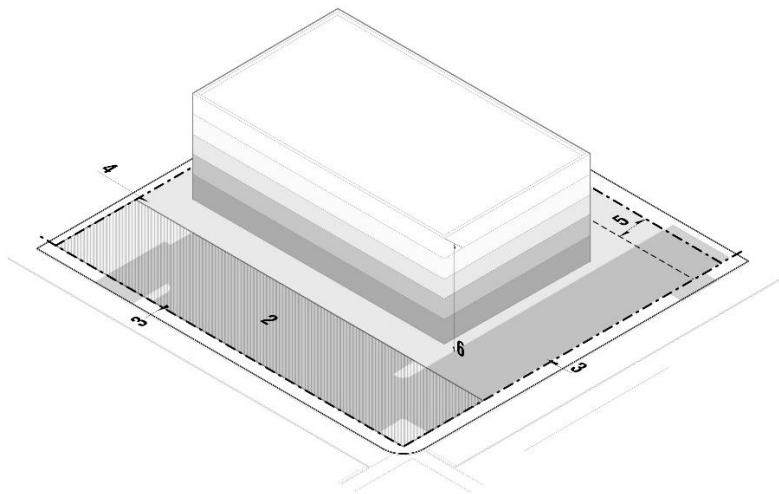
89-15 “CH” Commercial-Heavy

Purpose: the “CM” district implements the Commercial/ Office future land use category of PlanLafayette. This district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services). PlanLafayette provides that the Commercial/ Office future land use category is principally a pedestrian oriented area, this district should be used only for locations where these uses currently exist, or where a rezoning applicant demonstrates that there is an unmet market demand for the use.



- (a) Permitted Uses.** See § 89-22.

- ### (b) Dimensional Standards



Lot Dimensions / Yield			Height <i>(structures)</i>		
1	Lot Size	N/A	6	Principal, generally <i>(max)</i>	5 stories
2	Lot open space <i>(min)</i>	25%	7	Principal, within 100' of RS district <i>(max)</i>	3 stories
Setbacks <i>(principal buildings)</i>			8	Accessory structures <i>(max)</i>	2 stories
3	Front / corner street <i>(min)</i>	n/a			

Article 2 Districts | 89-15 “CH” Commercial-Heavy

4	Side (<i>min</i>)	n/a
5	Rear-common property line or alley (<i>min</i>)	20'

- (1) Maximum **density** is 25 dwelling units per gross acre. This applies to mixed-use buildings or to residential uses permitted in the district.
- (2) Front, side, and rear setbacks must be open space except for required ingress and egress. Open space shall be planted in grass or other plantings.
- (3) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-36).



Article 2 Districts | 89-16 “IL” Industrial-Light

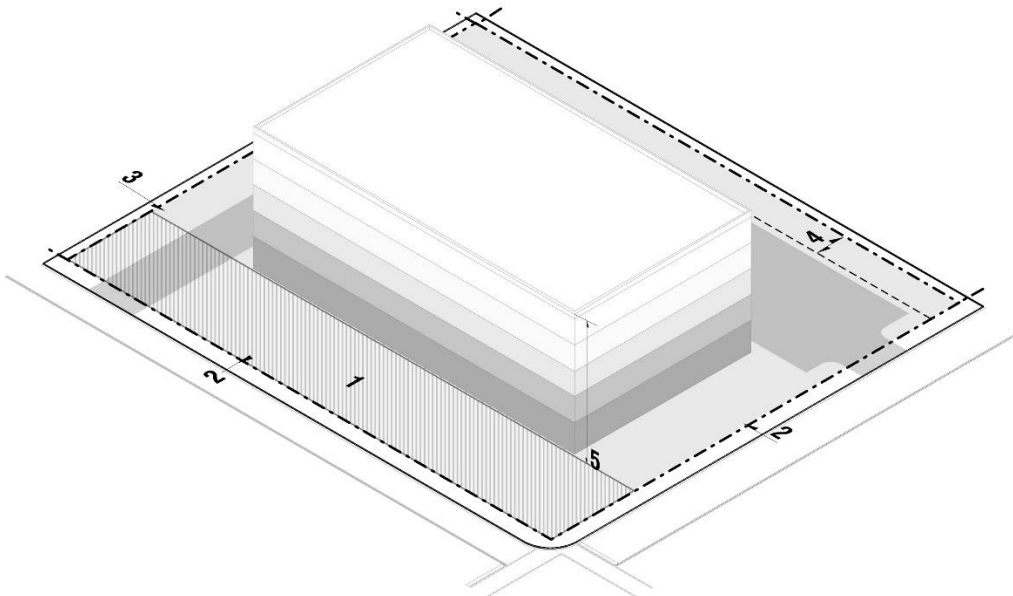
89-16 “IL” Industrial-Light

Purpose: the “IL” district implements the Office/Industrial future land use category of PlanLafayette by accommodating existing light industrial uses, and encouraging new light industrial or office park employment uses in locations designated in the plan. Buffering is required in Article 3.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards



Lot Dimensions		Height (structures)	
1	Lot open space (<i>min</i>)	20%	5 Principal, generally (<i>max</i>) 5 stories
Setbacks (<i>principal buildings</i>)		6 Principal, within 100' of RS district (<i>max</i>)	3 stories
2	Front / corner street (<i>min</i>)	n/a	7 Accessory structures (<i>max</i>) 2 stories
3	Side (<i>min</i>)	n/a	
4	Rear-common property line or alley (<i>min</i>)	20'	

(1) Front, side, and rear setbacks must be open space except for required ingress and egress. Open space shall be planted in grass or other plantings.

(2) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-36).

Article 2 Districts | 89-17 “IH” Industrial-Heavy

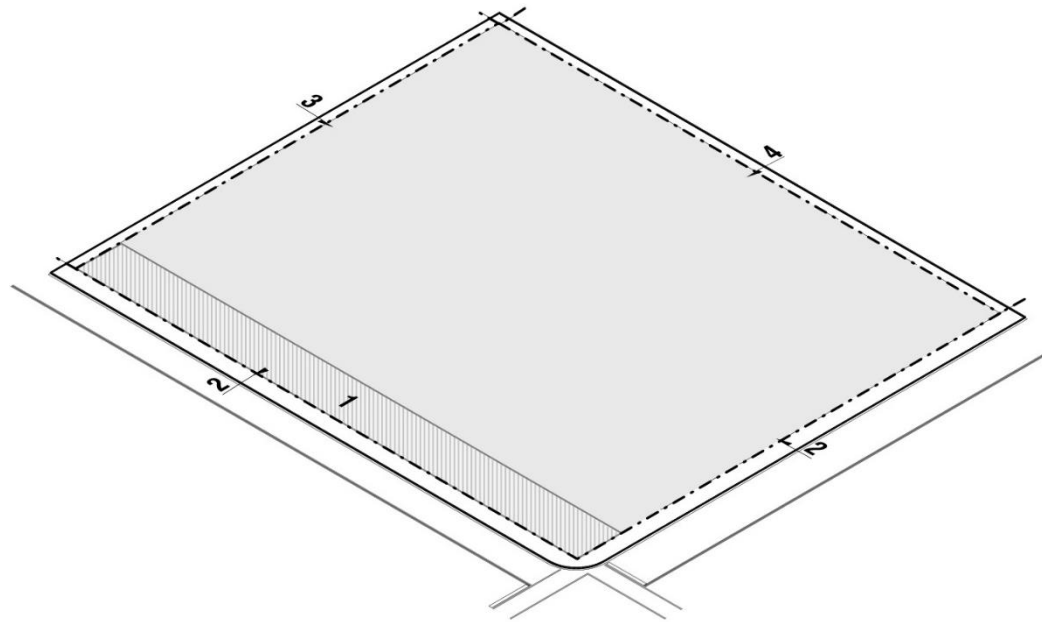
89-17 “IH” Industrial-Heavy

Purpose: the “IH” district implements the Office/Industrial future land use category of PlanLafayette by accommodating existing and future heavy industrial uses. Buffering is required in Article 3.



(a) Permitted Uses. See § 89-22.

(b) Dimensional Standards



Lot Dimensions	
1 Lot open space (<i>min</i>)	10%
Setbacks (<i>principal buildings</i>)	
2 Front / corner street (<i>min</i>)	n/a
3 Side (<i>min</i>)	n/a
4 Rear-common property line or alley (<i>min</i>)	n/a'

- (1) Front, side, and rear setbacks must be open space except for required ingress and egress. Open space shall be planted in grass or other plantings.
- (2) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3, § 89-36).

Article 2 Districts | 89-18 “PD” Planned Development

89-18 “PD” Planned Development

Purpose: the “PD” district gives the LCG, property owners, and developers the opportunity to proceed with development that –

- *cannot meet the standards in one of the base zoning districts, and*
- *is consistent with and accomplishes the policies of PlanLafayette, or a strong public need, and*
- *provides the LCG valid assurances that it will mitigate any anticipated impacts on the general public.*

A PD rezoning requires legislative approval, which involves a high degree of discretion by the Zoning Commission.

(a) Permitted Uses. Permitted uses for a PD are designated in the ordinance approving the PD rezoning.

(b) Dimensional Standards. Dimensional standards for a PD are designated in the ordinance approving the PD rezoning

(c) Minimum design requirements. The following are the minimum design requirements for a PD development. The applicant shall demonstrate how the development complies with these requirements in the concept plan.

(1) Site relationship to immediate surroundings

- a. The planned development’s relationship to its immediate surroundings shall avoid adverse effects to surrounding development from traffic circulation, building height or bulk, lack of screening, or intrusions on privacy.
- b. Areas which cannot be feasibly serviced by necessary public services, including transportation, street maintenance, schools, police, fire, and utilities, shall not be approved for planned development.
- c. Adequate landscaping must be provided to reduce the visual impact of off-street parking areas and provide a logical transition between the planned development and surrounding uses. Landscaped buffers shall be provided to screen commercial and industrial uses when those uses differ from surrounding uses. Screening shall buffer potential adverse effects of light, noise or other undesirable elements that could disturb surrounding development.

(2) Utilities

- a. The developer shall provide water, sewage and electrical facilities for connection to a public stream which meet the standards of LUS.
- b. Wherever practical and feasible, all utilities shall be placed underground.

(3) Off-street parking.

- a. Parking shall comply with Article 3 and this section.
- b. Parking may be provided in grouped facilities to service several separate uses and consolidated facilities are encouraged.



c. The placement and design of parking facilities shall be consistent with PlanLafayette’s policies for multi-modal accessibility by pedestrians, cyclists or transit.

- a. Construction of the planned development shall include adequate, safe, and convenient arrangements for pedestrian circulation, streets, driveways, off-street parking and loading space.

c. The geometric design of internal ways, streets and alleys shall be determined by sound planning and engineering standards. Consideration shall be given to special street widths, construction and paving requirements resulting from multi-modal access requirements within the planned development.

a. Common open space shall meet or exceed the applicable requirements of Article 3.

(6) 12.6. Compliance with subdivision design standards. The planned development shall be subject to all appropriate design, flood, and drainage standards in these regulations.

(1) **Pre-application.** Prior to submitting a formal application for planned development, a pre-application conference with the PZD is encouraged in order for the applicant to become acquainted with planned development procedures and related requirements.

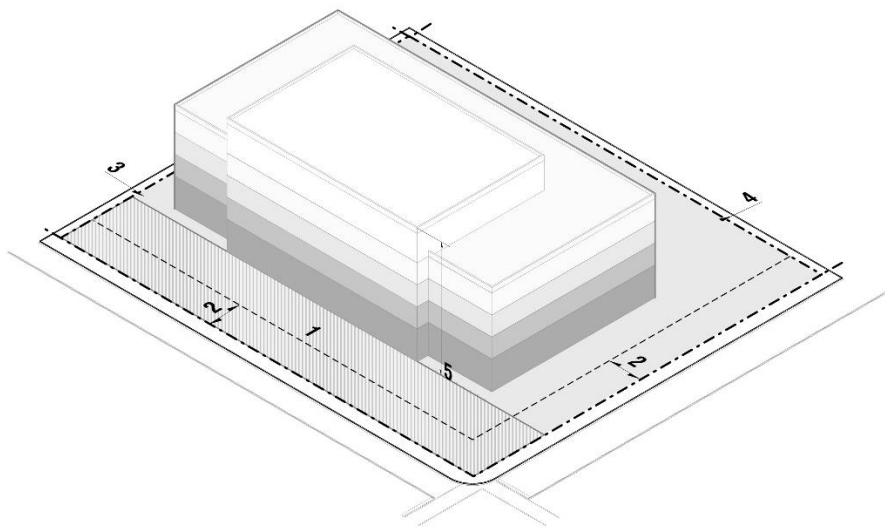
(2) Concept Plan. The applicant shall include a Concept Plan with the rezoning application. The contents of a Concept Plan are set out in Article 10.

89-19 “PI” Public/Institutional

Purpose: the “PI” district is appropriate in any PlanLafayette land use category, and specifically implements the Public Park category. These standards provide flexibility for the wide range of potential public or institutional facilities.



(a) Permitted Uses. See § 89-22.



(b) Dimensional Standards

Lot Dimensions		Height (structures)	
1	Lot open space (<i>min</i>)	20%	5 Principal, generally (<i>max</i>) 5 stories
Setbacks (<i>principal buildings</i>)		6	Principal, within 100' of RS district (<i>max</i>) 3 stories
2	Front / corner street (<i>min</i>)	7	Accessory structures (<i>max</i>) 2 stories
3	Side (<i>min</i>)		
4	Rear-common property line or alley (<i>min</i>)		

Article 2 Districts | 89-20 Airport Zoning

89-20 Airport Zoning

See LCG Code Chapter 26, Article X.

89-21 Annexed Territory

(a) .Generally.

- (1) All territory that is annexed to the City of Lafayette is automatically assigned the “A” Agricultural classification until existing land uses are determined and a new zoning category is adopted.
- (2) In lieu of the “A” district, the applicant for annexation may provide an application for rezoning concurrent with any petition for annexation. If the proper notice is given, the zoning classification may be approved concurrent with final approval of the annexation, or after the annexation is complete.
- (3) **Time limitations.** Unless another district is applied at the time of annexation, the “A” district zoning classification will apply to that property until:
 - a. The LCD initiates and approves a rezoning to another zoning district as provided in Article 4.
 - b. The owner or owners of property zoned growth area district may file an application to rezone the property as provided in Article 4. The Zoning Commission will then proceed through normal zoning reclassification procedures.
 - c. Property zoned growth area district is considered on a priority basis and shall be scheduled at the earliest possible scheduled regular meeting of the Zoning Commission.



89-22 Use Table

(a) This section establishes the uses that are permitted in each zoning district. Each use is defined in subsection (d), below.

(b) The Use Table (Table 89-22-2-2) establishes the following categories of uses:

Table 89-23-1 Use Categories

Notation	Category	Description
P	By right	The use is permitted if it meets the standards established in the zoning district, and any other applicable standards of this Chapter.
C	Conditional Use	The use requires a conditional use permit approved by the Planning and Zoning Commission (see § 89-53).
	Not permitted	A blank cell indicates that the use is not allowed in the district. A property owner who wants to establish the use may apply for a rezoning to a district that does allow the use.

(c) If a use is not defined in this Section or in Article 8, the Administrator may issue a building permit authorizing the use if –

- (1) The use functionally the same is a listed use, or
- (2) The use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Administrator may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or
- (3) The use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the *North American Industry Classification Manual* (Executive Office of the President, Office of Management and Budget, 2012) (“NAICS”). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, *Land-Based Classification Standards LBCS Tables* (April 1, 2001).

Article 2 Districts | 89-22 Use Table

Table 89-22-2 Use Table

Use Category	"A" Agricultural	"RS" Single-Family Residential	"RM" Mixed Residential	"MN" Neighborhood Mixed Use	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI" Public/Institutional	"IL" Industrial Light	"IH" Heavy Industrial
Residential											
Residences:											
Dwelling, single-family detached	P	P	P								
Accessory apartment	P	P	P				P				
Cottage Courts		P	P				P				
Dwelling, two-family (duplex)			P				P				
Multi-family			P	P	P	P					
Live/Work Dwelling			P	P	P	P					
Manufactured home	P										
Manufactured Housing Land Lease Community											
Apartment House			P	P	P	P	P				
Apartment Hotel				P	P	P	P				
Townhouse / Row house			P	P	P	P					
Zero lot line home		P	P	P	P						
Group Living:											
Boarding House			P	P	P	P					
Child Care, Commercial				P	P	P	P	P		P	
Community living			P	P	P	P	P	P			
Community home	P	P	P	P	P	P	P	P		P	
Life care or continuing care services				P	P	P	P				
Lodging / Short-Term Rental											
Bed and breakfast			P	P	P	P	P				
Hotel (small)				P	P	P	P	P		P	P
Hotel / Motel						P	P	P		P	P
Recreational vehicle park	C										
Commercial / Mixed Use											
Animal Services:											
Animal hospital (indoor)				P	P	P	P	P			
Animal services, generally						P	P	P		P	
Financial Services:											
Automated teller machine, stand alone											
Financial institutions				P	P	P	P	P	A	P	P
Pawn shop						P		P		P	P
Food & Beverage Sales / Service:											
Bar / Lounge						P	P	P		P	
Food market				P	P	P	P	P	A		
Food preparation				P	P	P	P	P	A		
Food service				P	P	P	P	P	A		
Mobile vendor				P	P	P	P	P	A	P	
Restaurant				P	P	P	P	P	A		
Snack or beverage bars				P	P	P	P	P	A		
Mixed Use:											
Mixed use building				P	P	P	P	P	P		
Office, Business & Professional:											
Office				P	P	P	P	P	A	P	
Personal / Business services:											
Bail bond services						P		P			
Business support services					P	P	P	P	A	P	
Courier, messenger and delivery services				P	P	P	P	P	A	P	P
Day Labor Service						P	P	P		P	P
Funeral & interment services						P	P	P		P	
Crematorium								P		P	P
Linen/Uniform Supply						P	P	P	A	P	P
Maintenance & repair services						P	P	P		P	P
Personal services				P	P	P	P	P	A		
Pick-up station (laundry and/or dry cleaning)				P	P	P	P	P			
Retail sales:											
Convenience store				P	P	P	P	P	A		
Convenience store (with gasoline sales)					P	P	P	P			



Article 2 Districts | 89-22 Use Table

Table 89-22-2 Use Table

Use Category	"A" Agricultural	"RS" Single-Family Residential	"RM" Mixed Residential	"MN" Neighborhood Mixed Use	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI" Public/Institutional	"IL" Industrial Light	"IH" Heavy Industrial
Nonstore retailers					P	P	P	P		P	
Nursery/Horticulture/Farm Supply		P			P	P	P	P		P	
Retail, general				P	P	P	P	P	A		
Vehicles / Equipment:											
Auto and truck repair							P	P		P	P
Automobile or vehicle dealership					P	P		P			
Building material sales & services							C	P		P	
Car Wash								P		P	P
Commercial and Industrial Machinery and Equipment Rental and Leasing								P		P	P
Gasoline or diesel fuel sales							P	P		P	P
Manufactured Home Dealers								P			
Truck stop								P			
Public/Civic/Institutional											
Day Care:											
Adult day care					P	P	P				
Child care facility, commercial				P	P	P	P	P	A	P	
Child care facility, residential	P	P	P	P	P	P	P				
Assembly:											
Cemetery/mausoleum	P					P	P	P	P	P	P
Church or worship center	P	P	P	P	P	P	P	P	P		
Exhibition, convention, or conference facility					P	P	P	P	P	P	
Club or lodge (private)				P	P	P	P	P			
Government / Non-Profit:											
Armory										P	P
Detention or penal institution									P		P
Vehicle / equipment maintenance facility									P	P	P
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable services				P	P	P	P	P	P	P	
Postal services				P	P	P	P	P	P	P	P
Educational:											
College / technical school					P	P	P	P	P	P	
School (public or private)	P	P	P	P	P	P	P	P	P	P	P
Personal instructional services				P	P	P	P	P	P	P	
Medical:											
Hospital or sanitarium					P	P	P	P	P	P	
Medical office, clinic, or laboratory				P		P	P	P	P	P	P
Arts, Entertainment, & Recreation:											
Adult business										P	P
Civic Spaces		P	P	P	P	P	P	P	P	P	P
Cultural facility				P	P	P	P	P	P		
Entertainment facility / Theater						P	P	P	P		
Health/fitness club				P	P	P	P	P	P		
Recreational Facility, Indoor				P	P	P	P	P	P		
Recreational Facility, Outdoor or Major	C					P		P	P		
Theater				P	P	P	P		P		
Industrial / Production											
Manufacturing & Employment:											
Contractor	C							P		P	P
Data Processing, Hosting, and Related Services (including data centers)								P		P	P
Industrial Services								P		P	P
Media Production						P	P	P	P	P	P
Mining & quarrying											P
Manufacturing, Light										P	P
Manufacturing, General										P	P
Manufacturing, Intensive											P
Oil and gas company (drilling and exploration)										P	P
Research and development					P	P			P	P	P
Oil and mining support activities										P	P
Stone cutting										P	P
Warehousing, Storage & Distribution:											
Building and landscaping materials supplier						P		P		P	P



Article 2 Districts | 89-22 Use Table

Table 89-22-2 Use Table

Use Category	"A" Agricultural	"RS" Single-Family Residential	"RM" Mixed Residential	"MN" Neighborhood Mixed Use	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI" Public/Institutional	"IL" Industrial Light	"IH" Heavy Industrial
Building maintenance services					P			P		P	P
Freight depot (railway and truck)										P	P
Fuel Distribution or Recycling											P
Machinery and heavy equipment sales and service								P		P	P
Self-service storage facility					P			P		P	P
Oil & gas storage											P
Outdoor storage										P	P
Vehicle towing and storage facility										P	P
Wholesale distribution, warehousing and storage					P					P	P
Infrastructure											
Transportation / Parking:											
Airport									C	P	P
Ground passenger transportation (e.g. taxi, charter bus)						P	P	P	P	P	P
Helipoint / miscellaneous air transportation						P		P	P	P	P
Parking facility						P		P	P	P	P
Railroad facilities										P	P
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P
Passenger depot						P				P	P
Transit shelter		P	P	P	P	P	P	P	P	P	P
Utilities:											
Utility, Major	C									P	P
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P
Communications facilities:											
Communications facility	P					P	P	P	P	P	P
Wireless communication tower or antenna	P				P	P	P	P	P	P	P
Weather or environmental monitoring station	P				P	P	P	P	P	P	P
Waste-related:											
Hazardous waste disposal											P
Hazardous waste transfer	C										P
Junk yards											P
Recycling plant											P
Remediation Services											P
Solid waste											P
Agriculture											
Farming	P	P	P	P	P	P	P	P	P	P	P
Poultry and egg production	P									P	P
Community garden	P	P	P	P	P	P	P	P	P	P	P
Crop Agriculture	P	P	P	P	P	P	P	P	P	P	P
Community Supported Agriculture	P		P	P	P	P	P	P	P	P	P
Accessory											
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A
Accessory commercial uses	A									A	A
Accessory farm use	A	A	A	A	A	A	A	A	A	A	A
Accessory schools	A		A	A	A	A	A	A	A	A	A
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A	A	A	A	A
Caretaker or guard	A		A	A	A	A	A	A	A	A	A
Construction yard								A	A	A	A
Home occupation	A	A	A	A	A	A	A				
Model home complex / temporary real estate sales office	A	A	A	A	A	A					
Parking garage, private					A	A	A	A	A	A	A
Pharmacy, accessory			A	A	A	A	A	A	A	A	A
Recreational facility, accessory		A	A	A	A	A	A	A	A	A	A
Sign	A	A	A	A	A	A	A	A	A	A	A
Storage, recycling or clothing	A		A	A	A	A	A	A	A	A	A
Miscellaneous											
Temporary Uses	A		A	A	A	A	A	A	A	A	A



(d) The uses listed in the Use Table (Table 89-2-2) above are defined as follows:

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Life care or continuing care services	An institution, residence or facility that provides accommodation and personal assistance to residents who depend on the services of others by reason of age and physical or mental impairment, and that is licensed to provide skilled nursing care. This category includes nursing or convalescent home homes, hospices, or assisted living facilities. A "nursing or convalescent home" is any part of a building where shelter, board, and nursing care for 3 or more persons of all ages not related to the operator, requiring that care because of infirmities of old age, illness, and/or disability of a physical or mental nature. "Assisted living" is a residence that primarily serves the elderly and provides rooms and meals, and may provide personal care and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services and transportation. This use does not include an establishment which provides care only during the day, or a halfway house for recovering alcohol and drug abusers.
Lodging / Short-Term Rental	
Bed and breakfast	An owner-occupied house, or part of a house, where no more than four rooms (for a total of 8 guests) are provided for short-term (1 night to 2 weeks) lodging, and where breakfast-only meals are provided for compensation.
Hotel (small)	A Hotel that does not contain more than 50 guest rooms and does not exceed three stories in height.
Hotel / Motel	A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests and transients and where only a general kitchen and dining room are provided within the building or in an accessory building.
Recreational vehicle park	Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, or mobile trailers for dwelling, lodging, or sleeping purposes and is held out as such to the public. Examples include campgrounds and recreational vehicle/travel trailer parks. This use does not include a Manufactured Housing Land Lease Community.
Commercial / Mixed Use	
Animal Services:	
Animal hospital (indoor)	Any part of a building designed or used to care for or observe animals under medical treatment, supervised by a licensed veterinarian. The treatment of animals occurs entirely inside the principal building and not in ancillary or accessory buildings. This use does not include outside kennels.
Animal services, generally	Any part of a building designed or used to care for, board, groom, observe, or treat animals, supervised by a licensed veterinarian. This use may include overnight boarding or outdoor confinement or exercise areas. Includes a dog pound.
Financial Services:	
Automated teller machine, stand alone	An automated teller machine that is at a location separate from the controlling financial institution.
Financial institutions	A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.
Pawn shop	A business that loans money on the security of pledges, deposits or other secured transactions in personal property (other than vehicles or other transportation devices).
Food & Beverage Sales / Service:	
Bar / Lounge	An establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, brewpubs, microbreweries, hookah lounges, neighborhood taverns/bars/pubs, or distilleries where food and drink are served on the premises.
Food market	A structure or place where agricultural produce is brought for the purpose of retail sales from vehicles, temporary stands, or stalls. These include more than one seller per parcel of land. Examples include farmers markets, seafood markets, and mobile markets.
Food preparation	A business that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, bakeries with on-site retail sales, and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.
Food service	An establishment for retail sales of food and beverages for off-site preparation and consumption. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.
Mobile vendor	Any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart.
Restaurant	A structure where food and drink are prepared, served, and consumed. Examples include sit-down restaurants, cafes, delis, ice cream parlors, specialty food and/or outside dining patios and sitting areas. May include take-out, drive-in, sit-down service, or the sale and consumption of alcohol. The zoning district regulations indicate whether a drive-thru facility for food service is allowed.
Snack or beverage bars	Establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.

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Mixed Use:	
Mixed use building	A building with any of the following floor space configurations: (1) an office, as defined below, located above the ground floor, where the ground floor is occupied by any use listed in the "convenience store," "restaurant," "retail," or "theater" categories, or (2) "office," "convenience store," "restaurant," "retail," or "theater" categories on the ground floor, and residential dwelling units above the ground floor or behind the non-residential floor area. The floor space above the ground floor may be occupied by non-residential floor area in addition to dwelling units.
Office, Business & Professional:	
Office	A building principally occupied by professional, semi-professional, business, government/municipal, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of businesses include law firms, publishers, business services, sales, marketing, interior decorators, and studios for professional work or teaching.
Personal / Business services:	
Bail bond services	An office that engages in the sale or issuance of bail bonds or other financial transfers for the purpose of securing the release from jail of an accused defendant pending trial.
Business support services	Includes blueprinting, printing, graphics, photostating, copying, packaging, labelling, and similar services. "Printing" and "graphics" mean business engaged in the custom design and/or reproduction of written or graphic materials. Typical processes include computerized design and printing, photocopying, and facsimile sending and receiving.
Courier, messenger and delivery services	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Day Labor Service	Any building or premises that serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned employment in accordance with whatever employment is available on that particular day. For purposes of this definition, "day labor" means manual labor, such as construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting, and digging.
Funeral & interment services	Any place or premises devoted to or used in the care and preparation for burial of the body of a deceased person or maintained or held out to the public by advertising or otherwise as the office or place for the practice of funeral directing (source: RS 37:831). Examples include funeral homes, mortuaries or columbaria. (Note: cemeteries are classified under Public/Civic/Institutional - Assembly, below).
Crematorium	The building or portion of a building that houses the chamber for cremation and the holding facility.
Linen/Uniform Supply	Establishments that supply laundered items, such as table and bed linens; towels; diapers; and uniforms, gowns, or coats of the type used by doctors, nurses, barbers, beauticians, and waitresses.
Maintenance & repair services	An establishment providing repair services for personal and household goods, such as household appliances, computers, radio, television, audio or video equipment, office machines, furniture and leather goods, and metal sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.
Personal services	A business which provides a service to the general public. This includes, but is not limited to, barber shops, beauty shops/salons, laundries (including self-service), dry cleaners, tailors, seamstresses or dressmakers, taxidermist, pet groomers, photographers, wedding planning, wedding chapels, dating services, nail salons, massage establishments, tattoo parlors, and shoe shining or repair. This does not include social escort, bail bond, or other services listed separately.
Pick-up station (laundry and/or dry cleaning)	Establishments that accept from the public clothes or other materials to be laundered or dry-cleaned, and for which a charge is made. The laundering or dry-cleaning work is done by a laundry or dry cleaning establishment that is not on the premises of the pickup station.
Retail sales:	
Convenience store	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, and snacks, but not fuel sales for vehicles.
Convenience store (with gasoline sales)	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, snacks, and fuel sales for vehicles.
Nonstore retailers	Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).
Nursery/Horticulture/Farm Supply	A place for the propagation or sale of small trees, shrubs, garden supplies, and plants. This classification includes the sale of seed and feed, landscape materials, soils, and rental of landscaping equipment.
Retail, general	An establishment engaged in sale or rental of goods, such as: general merchandise, apparel and accessories/uniforms, appliances, auto parts/tires, bicycles, books, camera and photographic supplies, candy and confections, dry goods, electronics, entertainment media (such as videos, compact discs, DVDs, or computer games), firearms, floral goods, furniture, gifts and novelties, hardware, health and personal care (such as pharmacies, cosmetics and optical or surgical supplies), heating and plumbing equipment, hobby, jewelry, luggage and leather goods, music, news media (newsstand), office supplies, pawn shops, pets, picture frames, shoes, sporting goods,

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stationary, tobacco, toys, used merchandise / antiques, arts and crafts, beer or liquor (package), or similar items. This includes artist studios that both create and sell visual artwork. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification. Merchandise is typically sold from locations known as storefronts, stand-alone buildings, department stores, warehouse clubs, variety stores, superstores, swap meets or flea markets, auctions, or consumer goods rental / general rental centers.



<i>Vehicles / Equipment:</i>	
Auto and truck repair	An area used for major mechanical and body work, straightening of body parts, body repairs, battery rebuilding, painting, welding, short term (less than 72 hours) storage of automobiles not in operating condition, outdoor work on vehicles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in auto service stations. Includes general maintenance activities including but not limited to replacement of filters, fluids, light bulbs, belts, fuses, and tire; emissions testing; and similar activities. Includes emissions testing services that test the emissions of automobiles or other vehicles to determine compliance with state or federal emissions requirements.
Automobile or vehicle dealership	A facility for the sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, motor homes and RV
Building material sales & services	Retailing, wholesaling or rental of building supplies or construction equipment. Examples include lumberyards, hardware / home improvement sales and services, paint, tool and equipment sales or rental establishments.
Car Wash	A building or part of a building with facilities for the simultaneous washing of automobiles. It does not include the additional activities permitted in "auto and truck repair".
Commercial and Industrial Machinery and Equipment Rental and Leasing	Establishments primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples include the sale or leasing of farm equipment and supplies, heavy equipment, office furniture or equipment, machinery tools (construction equipment sales and service), or off-highway transportation equipment.
Gasoline or diesel fuel sales	An area used exclusively for retail sales of fuels or oils. This use may have storage tanks and pumps, vehicle service and repair facilities conducted inside the building, or an accessory car wash.
Manufactured Home Dealers	Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
Truck stop	A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" does include any vehicle whose maximum gross weight is more than 10,000 pounds.
<i>Public/Civic/Institutional Day Care:</i>	
Adult day care	A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility is not used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.
Child care facility, commercial	A facility that is licensed as such by the State of Louisiana and provides non-medical care to children, normally for periods less than 24 hours. It serves more than six children and/or is operated by a person who is not a resident of the site.
Child care facility, residential	A facility that is licensed as such by the State of Louisiana and provides for non-medical care to children, normally for periods less than 24 hours. It serves six children or less, and the operator is a resident of the site.
<i>Assembly:</i>	
Cemetery/mausoleum	A burial ground for the interment of the human dead or pets.
Church or worship center	A place of religious worship and instruction. Accessory uses requiring independent approval include (1) an associated private school, and (2) child care.
Exhibition, convention, or conference facility	A facility used for assemblies or meetings of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges, community meeting facilities, or other meeting facilities of private or non-profit groups that are primarily used by group members.
Club or lodge (private)	A non-profit association of persons which owns, rents, or leases a building, or portion thereof; the use of such premises being restricted to members and guests. This includes a fraternal organization.
<i>Government / Non-Profit:</i>	
Armory	A building or group of buildings used primarily for housing and training troops or for storing military property, supplies, or records.
Detention or penal institution	A facility where persons are detained pending adjudication or confined under criminal sentences. Examples include community correctional facilities, correctional facilities or juvenile detention facilities.
Vehicle / equipment maintenance facility	A facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes construction yards, equipment service centers, transit vehicle storage and servicing, and similar facilities.
Public Safety Facility	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and the vehicle maintenance.
Social assistance, welfare, and charitable services	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include food, medical relief, counseling or training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services

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	centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and, developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons).
Postal services	Establishments that provide mail services, including delivering items (such as letters and small parcels that can be handled by one person without using special equipment. Sorting and transportation activities, where necessary, are generally mechanized.
Educational:	
College / technical school	A "college" is a post-secondary educational institution authorized to award associate, baccalaureate, or higher degrees, or a seminary. A "technical school" is a specialized institution of learning which offers secondary or post-secondary instruction in business, trade, vocational, or other technical subject matter.
School (public or private)	An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state.
Personal instructional services	The provision of instructional services such as tutoring and exam preparation, language, photography, fine arts, crafts, dance or music studios, exercise studios, art studios, driving schools, employment training, diet centers, and beauty schools. This includes incidental retail sales, or light assembly and offices relating to training or instruction.
Medical:	
Hospital or sanitarium	A "hospital" is a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for at least 24 hours in any week of 3 or more non-related individuals suffering from illness, disease, injury, or deformity, except homes for the aged or nursing or convalescent homes. A "sanitarium" is an institution for the recuperation and treatment of victims of physical or mental disorders.
Medical office, clinic, or laboratory	Examples include medical offices, laboratories, or facilities for medical, optical, orthotic, prosthetic, psychiatric, physiotherapy, surgical, or dental laboratory services, photographic, analytical, or testing services. A clinic is a building designed for or used by any combination of physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, and who do not offer in-patient care.
Arts, Entertainment, & Recreation:	
Adult business	See Section 18-3 of the Code of Ordinances.
Civic Spaces	A park, playground, natural area, or open space that is open to the general public or on a non-profit basis. Examples include tennis clubs, central squares, neighborhood parks, recreational facilities, picnic facilities, public recreation areas, and accessory food concessions.
Cultural facility	An institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Examples include performing arts centers for theater, dance and events, museums, historical sites, art galleries, artist/artisan studio or shop, libraries/reading rooms, zoos, aquariums and observatories.
Entertainment facility / Theater	An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include auditoriums, music clubs and dance halls.
Health/fitness club	An establishment that offers exercise or weight control programs whether or not the business provides any other service. Examples include gymnasiums, martial arts schools, gymnastics schools, weight control establishments/reducing salons, health clubs, health spas, swimming pools, handball facilities, racquetball or tennis club facilities, tanning facilities, fitness facilities, and yoga or workout studios.
Recreational Facility, Indoor	Buildings or structures principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, bowling centers, pool rooms, miniature golf courses, amusement arcades, tennis clubs, swimming pools, non-commercial community centers, play courts, shooting facilities, batting cages, go-cart or dirt-bike courses, skateboard areas, and water slides or water parks.
Recreational Facility, Outdoor or Major	Large, generally outdoor facilities, such as: outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; archery or shooting ranges; riding academies; miniature golf; golf courses, driving ranges, and country clubs; marinas; and similar facilities.
Theater	A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.
Industrial / Production	
Manufacturing & Employment:	
Contractor	The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials, supplies and/or vehicles), roofing and sheet metal, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning.
Data Processing, Hosting, and Related Services (including data centers)	Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.
Industrial Services	A business that provides cleaning, washing, or similar services to industrial, manufacturing, medical or business establishments. An example includes commercial launderer that launders and dry cleans clothing and other fabric articles in bulk quantities, such as cleaning services for hospitals, restaurants, hotels, and similar clients, or rug and dry-cleaning plants.
Media Production	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, and music and sound recordings. This includes specialized motion



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	picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios. It does not include graphics, editing, or similar work that occurs in an office (see Commercial / Mixed Use - Office category, above).
Mining & quarrying	The extraction of metallic and nonmetallic minerals, including sand and gravel pit operations.
Manufacturing, Light	The manufacturing or processing of materials employing electrical or other unobjectionable motive power, utilizing hand labor, or other unobjectionable machinery or processes, and free from any objectionable odors, fumes, lint, vibration, or noise. An example is jewelry manufacturing.
Manufacturing, General	Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of those products and materials. These include apparel (including clothing, shoes, dress making), brooms, caskets, food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage), tobacco products, fasteners and buttons, gaskets, leather and allied products, medical equipment and supplies, mill work and similar woodworking, mattresses, musical instruments, novelties, office supplies, printing and print supplies, signs, sporting goods, textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery), and toys. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.
Manufacturing, Intensive	Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), fabricated metal products (including electroplating, hardware), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, machinery, and transportation equipment. This group also includes smelting, animal slaughtering and oil refining.
Oil and gas company (drilling and exploration)	Establishments that operate and/or develop oil and gas field properties. Activities may include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.
Research and development	The investigation into the natural, physical, or social sciences, and that includes product development or testing. This does not include research, engineering or similar activities that occur indoors in an office environment, which is classified separately under Commercial / Mixed Use - Office, above.
Oil and mining support activities	Establishments that support oil extraction or minerals mining, including exploration, sampling, excavating, drilling, surveying, and similar activities. This includes oil field service companies and oil field supplies and machinery.
Stone cutting	Establishments that cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or that buy or sell partly finished monuments and tombstones.
Warehousing, Storage & Distribution:	
Building and landscaping materials supplier	A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.
Building maintenance services	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning.
Freight depot (railway and truck)	Distribution facilities upon which storage and warehousing of cargo is incidental to the primary function of freight shipment, and not to include any display of goods for either retail sale or wholesale. Includes both railway and truck freight transfers.
Fuel Distribution or Recycling	A facility dedicated to: (1) wholesale or commercial fuel storage and distribution, including petroleum, biodiesel, propane, butane, natural gas, or other similar fuels, to vehicles, machinery, or heavy equipment, or (2) the collection, storage, and processing of waste oil product for conversion into useable fuel products such as biodiesel, and may include storage and sales of resulting useable fuels. This does not include auto service stations.
Machinery and heavy equipment sales and service	The retail sales and accessory repair of construction, agriculture, excavation, and similar machinery and equipment, including tractor-trailers.
Self-service storage facility	A building or group of buildings in a controlled access compound that contains varying sizes of individual, compartmentalized, controlled access stalls or lockers for the storage of customers
Oil & gas storage	A tank farm or outdoor facility to store oil and gas. Includes bulk plant (petroleum).
Outdoor storage	Materials, goods, vehicles, or equipment kept or placed outside an enclosed structure for twenty-four (24) hours or more. Includes pipe storage and sand and gravel storage yards.
Vehicle towing and storage facility	Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services.
Wholesale distribution, warehousing and storage	The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. Examples include warehouse or produce/fruit/food storage and wholesale structures, carting, express crating, hauling, cold storage, feed locker plants, dry goods wholesale, hardware storage, and wholesale, paper supplies, shoes, sporting goods, professional and commercial equipment and supplies merchant wholesalers (such as restaurant supply sales), and otherwise preparing goods for transportation. This may include fulfillment centers that combine storage with call centers.
Infrastructure	
Transportation / Parking:	



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Airport	Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services.
Ground passenger transportation (e.g. taxi, charter bus)	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or mass transit systems. Includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity.
Heliport / miscellaneous air transportation	Facilities intended solely for takeoff and landing of helicopters, or for miscellaneous transportation vehicles for scenic purposes such as balloons.
Parking facility	A parking lot or a parking garage offering parking to the public and is the principal use of the premises. "Parking lot" is an off-street, ground-level, and open area for the temporary placement of operable motor vehicles. A "parking garage" is a multi-level structure for the temporary placement of operable motor vehicles. Automobile fuels and oils are not sold and motor vehicles are not equipped, repaired, hired, or sold in a parking facility.
Railroad facilities	A facility for freight pick-up or distribution by rail. This may include specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and independent terminals.
Railroad right-of-way	A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train shed, warehouses, car or locomotive shops, or car yards.
Passenger depot	Facilities for passenger transportation operations, and holding facilities, which includes rail stations, bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports. This includes accessory parking facilities. This does not include transit shelters, which are permitted in all districts.
Transit shelter	A roofed structure with at least three (3) walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.
Utilities:	
Utility, Major	A building or other structure for water supply (including water distillation) or wastewater treatment or the production of electricity, steam, air conditioning, hot water or chilled water for consumption by the general public.
Utility, Minor	All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "communications facility" or "wireless communication tower" as defined below, which refer to the point of transmission rather than distribution systems such as cable networks.
Communications facilities:	
Communications facility	Broadcasting and other communication services accomplished through electronic mechanisms. Examples include radio, television or recording studios, switching centers and cable transmitting stations.
Wireless communication tower or antenna	Antenna support structures for mobile and land based telecommunication facilities, such as whip antennas, panel antennas, microwave dishes and receive-only satellite dishes, cell enhancers and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities and commercial radio service. This facility includes a monopole tower, a steel lattice tower and any self-supporting communication tower. This use may include an unmanned equipment shelter.
Weather or environmental monitoring station	A facility with instruments and equipment that measures atmospheric conditions (typically to provide current weather information or a basis for weather forecasts), air or water quality, soil conditions, or similar variables.
Waste-related:	
Hazardous waste disposal	A facility where hazardous or infectious waste material is incinerated, landfilled or put to other final disposition.
Hazardous waste transfer	A facility where hazardous or infectious waste is received and processed for transportation to another place for recycling, re-use, incineration or final disposal.
Junk yards	A facility or area for storing, keeping, abandoning, selling, dismantling, shredding, compressing, demolishing, or salvaging scrap, discarded material or equipment. This includes metal, paper, rags, tires, bottles, motor vehicles or motor vehicle parts, machinery, structural steel, equipment and appliances. Examples of "junkyard" include: (1) Facilities or sites for separating trash and debris from recoverable or recyclable resources, such as paper products, glass, metal cans and other products; and (2) Facilities or sites where damaged and/or wrecked and/or dismantled and/or partially dismantled motor vehicles are stored for periods of longer than 90 days; and (3) Facilities and sites where motor vehicle parts may be removed and stored, sold or salvaged.
Recycling plant	A facility in which recyclable material only is collected, processed, separated, and/or baled in preparation for shipment to others who will use those materials to manufacture new products. Recyclable material includes metals, glass, plastics, wood, paper, and other similar materials that may be used in the manufacture of new products. Recycling plants shall not collect vehicles for salvage, hazardous materials, compost, or rubbish.
Remediation Services	Establishments primarily engaged in one or more of the following: (1) remediation and cleanup of contaminated buildings, mine sites, soil, or ground water; (2) integrated mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Solid waste	A fixed facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. It does not include an incineration facility. Examples include transfer stations, disposal areas, and waste management services such as pumping (i.e., cleaning) cesspools, portable toilets,

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or septic tanks; cesspool cleaning services; sewer cleaning and rodding services; portable toilet renting and/or servicing; and sewer or storm basin cleanout services.

Agriculture		
Farming	Any parcel of land which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used.	
Poultry and egg production	Establishments engaged in breeding, hatching, and raising poultry for meat or egg production. Examples include hatcheries and poultry storage and dressing.	
Community garden	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site.	
Crop Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.	
Community Supported Agriculture	An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.	
Accessory		
Accessory use (generally)	A use customarily incidental and subordinate to the principal use or building and located on the same lot with the principal use or building.	
Accessory commercial uses	Commercial uses that are accessory to multi-family residential buildings.	
Accessory farm use	Buildings, corrals, coops, stables or structures used in conjunction with farming or ranching.	
Accessory schools	An educational use, such as a kindergarten, that is accessory to a multi-family residential building.	
Accessory retail and personal service, office, or recreational use	A retail, office, or recreational use that is subordinate to and incidental to the primary use, that primarily serves the employees of the primary use.	
Caretaker or guard	A home, apartment, manufactured home, or other unit built to residential occupancy standards for use as the residence of the caretaker or guard.	
Construction yard	A temporary area used for the storage of construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.	
Home occupation	A commercial use conducted within a dwelling unit by its resident(s), which is clearly secondary to the use of the dwelling for living purposes, and which does not change the residential character of the dwelling unit or its surroundings.	
Model home complex / temporary real estate sales office	A "model home complex" is a group of at least two (2) dwelling units that are temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development. A "temporary real estate sales office" is an office or a model home used to sell homes or buildings while the property is under development. The sales may occur in a permanent building, or in a trailer or manufactured home.	
Parking garage, private	A space intended for or used by the private automobiles of households, businesses, government or non-business entities resident on the lot.	
Pharmacy, accessory	A pharmacy or pharmacy supply facility accessory to a medical office, clinic, or laboratory that sells medical items where the total square footage does not exceed 10% of the building square footage. The accessory pharmacy is contained within the principal medical building.	
Recreational facility, accessory	A recreational facility for the exclusive use of members and their guests, or solely for the use of employees of a permitted business use. This may include swimming pools, tennis courts, exercise facilities, and similar indoor activities. It does not include golf courses, which are classified separately.	
Sign	See Supplemental Use Regulations.	
Storage, recycling or clothing	Containers or bins that are used to drop off or store recycled goods, cans and bottle, or clothing for recycling or reuse.	
Miscellaneous		
Temporary Uses	See Supplemental Use Regulations.	

89-24 to 89-49 Reserved